



# Mona Vale Place Plan

Project Working Group Update Meeting  
28 June 2023



northern  
beaches  
council

# Acknowledgment of Country

I would like to acknowledge the traditional owners of the land on which we are meeting today and pay my respect to Elders past, present and emerging.



# Agenda of PWG Meeting

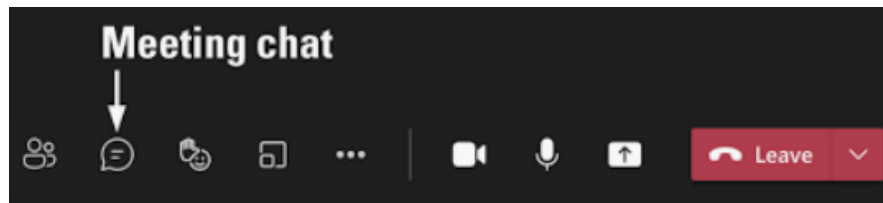
- Welcome
- Recap Strategic Context  
Metropolitan & District Planning Requirements
- Other Plans and Strategies
- Next Steps
- Questions

# Housekeeping

Be respectful of others opinions & views

Please turn on your video & mute your microphone

TEAMS has a chat section, please use it to ask questions.





# Purpose of PWG Meeting

**Informal meeting to provide members an update on the Project including recent approved and draft Council strategies and documents that will inform the draft Place Plan.**

# Project Working Group

Currently 2 vacant positions including:

- Arts and Culture
- 1 Youth Advisory Group (YAG) position

Chamber of Commerce representation has changed.

# PWG Member Introduction

PWG members to introduce themselves

- Name
- Organisation or interest area



# Recap - Strategic Context

North District Plan

Local Strategic Planning Statement



# North District Plan

## Mona Vale

Mona Vale strategic centre is a mixed-use area including retail, commercial, community, light industrial and residential uses. It is a thriving centre during business hours, providing amenity, convenience and a sense of community for residents.

Mona Vale's connectivity to Brookvale-Dee Why and the Harbour CBD has improved with the commencement of the B-Line bus service which operates more frequent buses both during the day and into the evening. Further improvements to travel times, especially for those within the northern part of the peninsula, will be made when operations are extended to Newport.



Data sources: Public open space - Sydney Open Space Audit (DPE 2016), Aerial Photo - Nearmap 2018

Mona Vale	Jobs
2016 Estimate	4,300
2036 Baseline Target	5,000
2036 Higher Target	6,000

**Strategic Centre**

**700 - 1,700  
jobs target to  
2036**

# North District Plan

## Actions

45. Strengthen Mona Vale through approaches that:
- protect and enhance the commercial and retail function of the centre to provide employment growth and maintain high job containment
  - ensure sufficient retail and commercial floor space is provided to meet future demand
  - leverage Mona Vale's role as a north-south and east-west bus interchange to facilitate a greater diversity of employment and mixed-uses in the centre
  - improve access and linkages to local destinations, such as Mona Vale Hospital, through priority pedestrian networks
  - promote walking and cycling to and within the centre
  - retain and manage the industrial precinct to the north of the centre to serve the growing population
  - prioritise place-making and urban activation, including enlivening the centre.

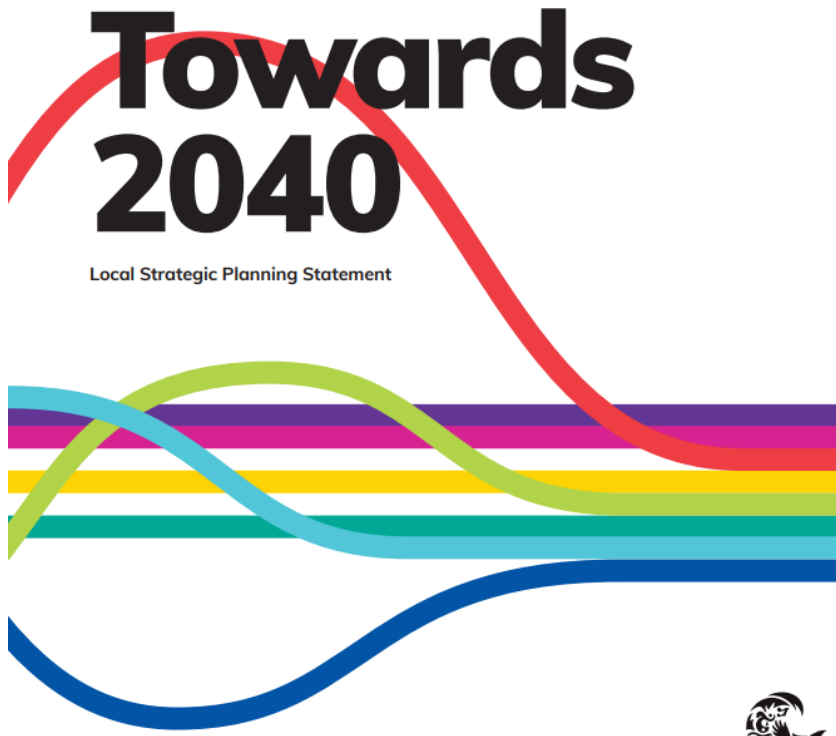
## Responsibility

Northern Beaches Council, other relevant planning authorities and State agencies

**Ensure sufficient retail and commercial floor space is provided to meet future demand**

**Promote walking & cycling to and within the centre**

# Local Strategic Planning Statement



## Towards 2040

Local Strategic Planning Statement

A 20 year land-use vision for  
the Northern Beaches

March 2020





# Priority 27 relates to Mona Vale

## Key actions include:

27.1 Prepare a Place Plan & develop LEP and DCP controls ....

27.2 Deliver a contemporary arts and creativity centre in Mona Vale

Mona Vale has a local, coastal character with a village atmosphere. It sits at the end of the B-Line and is only a 10-minute walk from the beach. It supports community, residential, retail, commercial, educational and industrial uses as well as many open spaces, such as Village Park, Kitchener Park, Mona Vale Skate Park, Winnererremy Bay and publicly and privately owned golf courses.

Mona Vale services people living in the LGA's north, including Newport, Avalon and Palm Beach, and could be transitioned from a predominantly low density centre to a place that offers more diverse housing and job opportunities, especially catering to the ageing population.

Most commuters come to Mona Vale from other coastal suburbs by car. Extending the B-Line service to Newport, improving east-west bus services to Macquarie Park and strengthening the local bus network is essential.

Mona Vale has the highest number of people working from home compared to other areas in the Northern Beaches, which presents opportunities to support co-working and digital infrastructure that facilitates working from home.

The new creative space at Mona Vale (including a community gallery, teaching spaces and studios) will see the centre transition and adapt to the changing needs of the community.

Place planning for Mona Vale will revitalise public areas and focus on Mona Vale as a centre for people living in the north of the LGA.

### Principles

- Support Mona Vale as an employment and service centre for people living in the north of the LGA.
- Revitalise and improve public areas, including potential for a civic heart in the Village Park and access to and connectivity between key sites in the strategic centre.
- Strengthen Mona Vale as a transport interchange by improving active and public transport connections to surrounding areas.
- Create appropriate interfaces at land use boundaries.
- Improve public transport to Macquarie Park and the Sydney CBD.
- Encourage infrastructure to support home based businesses including flexible work spaces, co-working and tele-conference.

No.	Action	Time	Partner
27.1	Prepare a place plan for Mona Vale and develop LEP and DCP controls to respond to LEP studies and support revitalisation of the centre	S	
27.2	Deliver a contemporary arts and creativity centre in Mona Vale	M	
27.3	Facilitate the delivery of the transport projects identified in P19	S-L	TfNSW

# Plans and Strategies

Recap Local Housing Strategy and  
Affordable Housing  
Resilience Strategy

# Recap Local Housing Strategy



Adopted by Council & approved by State Government in December 2021.

Target for LGA by 2036 – 1,880 new social and affordable housing dwellings

**180-400 dwellings  
for Mona Vale.**



# Affordable Housing

## Affordable Housing Contributions Scheme

September 2021



Allows council to levy a contribution for the provision of affordable housing (S7.32 of the EPA Act).

Can be a financial payment or the dedication of a physical dwelling.

# Affordable Housing (continued)



What does Affordable Housing mean?

***Affordable housing*** means housing for very low-income households, low-income households or moderate-income households, being such households as are prescribed by the regulations or as are provided in an environmental planning instrument.

# Affordable Housing Policy

## Policy Statements

- a) Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals for urban renewal or greenfield development. Higher rates of provision will be sought where feasible.
- b) Targets for the provision affordable rental housing in other parts of the Council area will be established through feasibility analysis as part of Council's new local housing strategy.
- c) Mechanisms to deliver more affordable market-based or private housing will be investigated and implemented through Council's new local housing strategy.
- d) Council will enter into relationships with community housing providers to manage and deliver affordable rental housing in the Northern Beaches.
- e) Council will undertake an expression of interest to determine the best model for relationships with community housing providers to deliver affordable rental housing.
- f) Council will use the expression of interest process to determine whether to transfer title of affordable rental housing delivered to Council through the planning approval process to community housing providers.
- g) When selecting tenants, Council will give priority to persons who are employed in identified key worker occupations in the Northern Beaches Council area, persons with a disability, long term local residents, and persons with a social or economic association with the Council area.

**Mona Vale  
10% affordable rental  
housing target**

# Affordable Housing (continued)

Currently only applies to these two areas

1. Frenchs Forest Planned Precinct as identified within Figure 1.

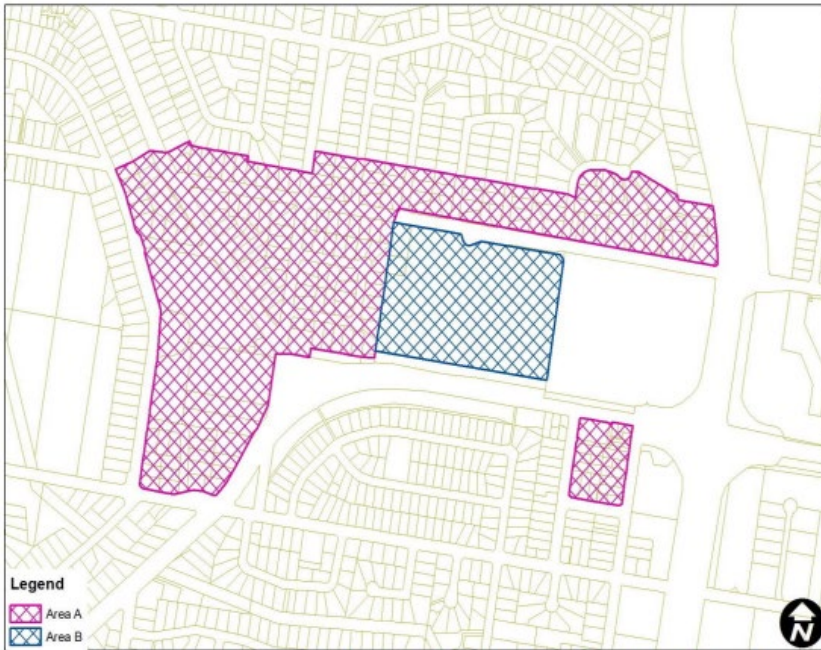


Figure 1: Frenchs Forest Planned Precinct - Affordable Housing Contribution Rate Areas

2. Narrabeen (1294-1300 Pittwater Rd & 2-4 Albert St) as identified within Figure 2.

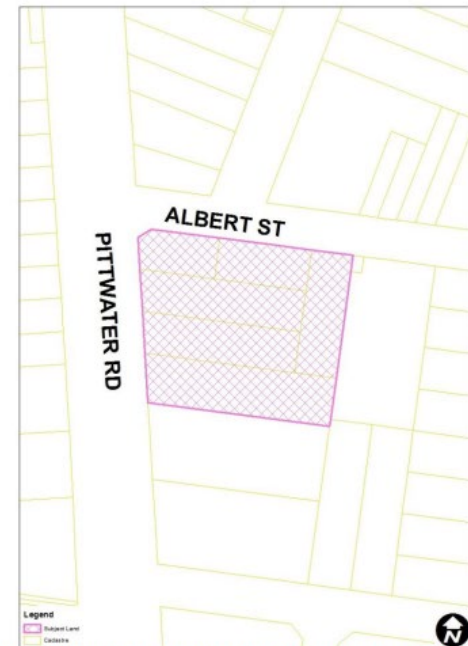


Figure 2: Narrabeen (1294-1300 Pittwater Rd & 2-4 Albert St) Affordable Housing Contribution Rate Areas



# Resilience Strategy



Resilience Strategy,  
Withstand. Adapt. Thrive

Adopted on 28 June 2022

Contains 7 Directions.

**Shape 2028**  
Northern Beaches Community Strategic Plan

- Lead Council Strategies**
- Local Strategic Planning Statement
  - Environment Strategy
  - Social Sustainability Strategy
  - Transport Strategy

- Climate Change Action Plan
- Environmental Education and Sustainable Living Action Plan
- Coast Action Plan
- Bushland and Biodiversity Action Plan
- Community Safety Plan



- Other Council Strategies**
- Events Strategy
  - Destination Northern Beaches
  - Digital Transformation Strategy
  - Community Centres Strategy
  - Asset Management Strategy

- Disability Inclusion Action Plan
- My Place Plans
- Bike Plan
- Connect Through Creativity
- Events Strategy
- Destination Northern Beaches
- Community Centres Strategy



# Resilience Strategy



Resilience Challenges					
Stresses			Shocks		
Affordable Housing	Environmental Degradation	Climate Change	Disease pandemic	Natural Disasters	Tsunami
Mental Health	Drug and alcohol abuse	Inequity	Cyber attack	Heatwave	Water crisis
Increasing health services demand	Lack of transport diversity	Increasing chronic illnesses	Digital network failure	Infrastructure Failure	Terror attack
Insufficient employment diversity	Diminishing social cohesion	Financial institution failure	Earthquake		

# Direction 1: Planning for our future

Direction 1 has 9 key priorities and associated actions.

Key Priorities	Key Actions
1. Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards	1a. Establish planning controls that limit intensification, inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards (S-M)
2. Carefully manage population growth without compromising our local environment, wellbeing and lifestyle of our community	2a. Establish planning controls that limit impact on our local environment and the wellbeing and lifestyle of our community (S)
3. Integrate resilience principles into land use planning processes	3a. Establish resilience assessment processes within Council's planning and development application frameworks (S)
	4a. Undertake a Climate Change Risk Assessment to inform planning controls with a focus on bush fire, flood, urban heat, coastal erosion and inundation (S-M)
	5a. Implement "build back better" provisions into the local planning framework to reduce future risk and improve community recovery (S)
	6a. Engage with infrastructure providers to ensure critical infrastructure on the Northern Beaches achieves the objectives of the NSW Critical Infrastructure Resilience Strategy (S-L)
	Deliver the Housing Strategy that establishes mechanisms to increase affordable housing options to support our low to moderate income earners and essential workers (M-L)
	Advocate for improved transport accessibility & diversity within, and out of the Northern Beaches area (M-L)
4. Increase local food production to increase food security and reduce reliance on regional and global supply chains.	Explore urban agriculture initiatives to increase local food production such as increasing community growing spaces, partnering with private enterprise, engagement and education, promotion of existing community gardens (M).

1. Avoid intensification of development, inappropriate development and incompatible land uses in areas exposed to natural and urban hazards

1a Establish planning controls that limit intensification. Inappropriate development and incompatible land uses to reduce or avoid risks from natural hazards (S-M)

# Draft Tree Canopy Plan



- Outlines Tree Canopy targets for key areas such as Mona Vale.
- Will set out requirements for Mona Vale that the Place Plan will need to consider.
- Currently on exhibition until 9 July 2023.

Draft Tree Canopy Plan  
2023



may 2023

# Draft Tree Canopy Plan

Key considerations for Mona Vale Place Plan:

**Focus Area 4:** Strengthen the local planning framework (LEP/DCP) to support retention, protection, replacement and growth of private trees (Page 5).

**Commitment 2:** Develop tree canopy masterplans for priority areas that are currently vulnerable, high heat and low canopy locations (Page 6).

Mona Vale

28% canopy coverage

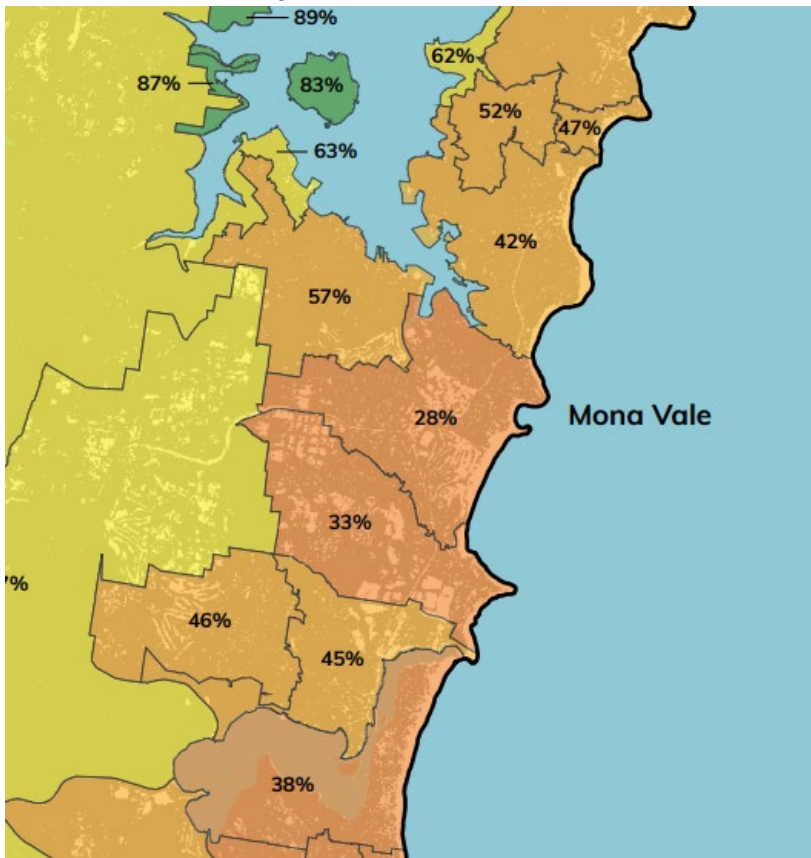
Heat island 4-5 degrees warmer

Priority Place (pg. 21)

Action Plans (pg. 27 & 30)

# Draft Tree Canopy Plan

Tree Canopy Map

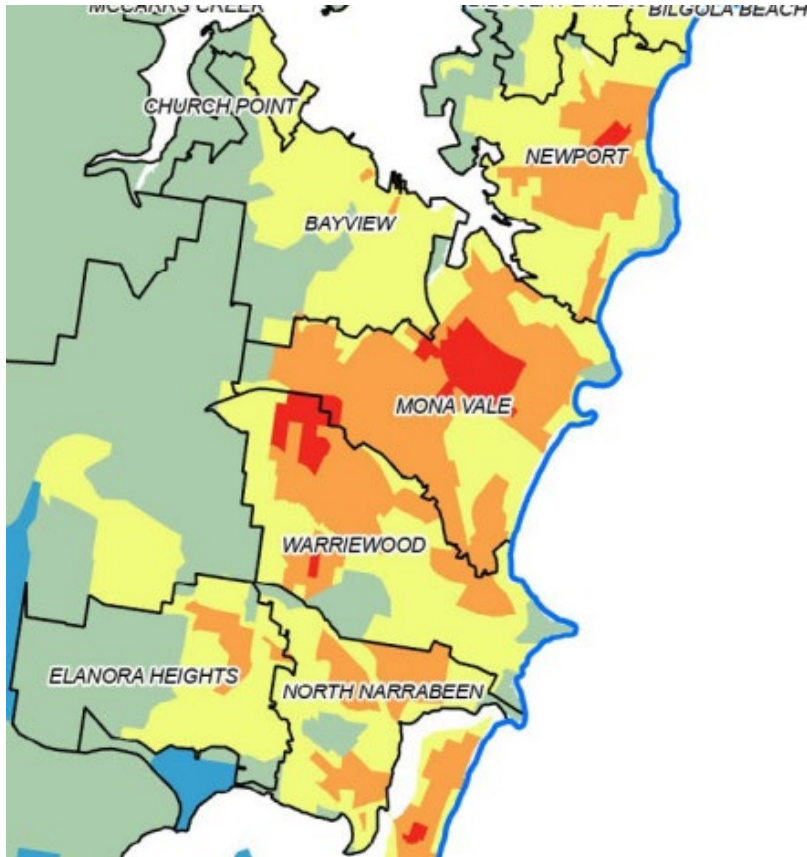


- Scotland Island & Western Foreshores - most coverage.
- Queenscliff (20%) & Curl Curl (19-20%) – least coverage.
- Mona Vale has a canopy coverage of 28%.




# Draft Tree Canopy Plan

## Heat Island Map




## Legend

 LGA Boundary


 Suburbs


## Value

 0 (cooler than reference)

 2 (0-3 degrees)

 3 (3-6 degrees)

 4 (6-9 degrees)

 5 (warmer than 9 degrees)



# Traffic

# Traffic Study

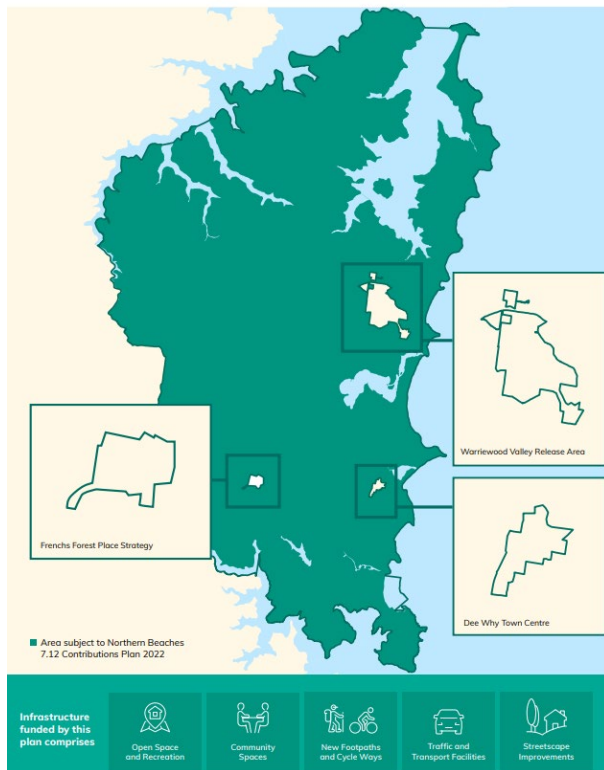
- Traffic model has been developed to consider how traffic changes and streetscape works impact upon the centre.
- Model based on Strategic Centre Transport Model from Transport For NSW (TfNSW)
- Based on measurement of existing flows through the centre and how intersections function.
- Requires consultation with TfNSW.

# What we model

- Using existing traffic flows from road survey counts we then input expected traffic changes.
- Variations are run to understand how different changes might affect the broader centre.
- A large number of variations are required due to the complexity of the road network in Mona Vale

# Infrastructure Funding & Delivery

Northern Beaches 7.12 Contributions Plan 2022



Council can levy money from development to fund certain infrastructure such as traffic improvements.

Currently, development in Mona Vale is levied under broad-scale Contributions Plan.

# Infrastructure Funding (Cont'd)

Infrastructure needs to cater for the demand generated under Mona Vale Place, including local transport (active travel) and road/intersection upgrade (owned by NSW Government or Council)

Need to investigate if a new 'place-based' contributions plan is required for Mona Vale, eg Warriewood Valley Release Area.

# Next Steps

Complete traffic modelling & Study

Complete draft Place Plan in line with traffic study recommendations

PWG Meeting #4 to discuss & workshop draft Place Plan

Draft Place Plan to be report to Council to seek endorsement to commence public exhibition

Public exhibition of Draft Place Plan - minimum 6 weeks

Report results of public exhibition to Council and amend Place Plan as required.



# Questions

Questions will be collated, and a written response will be prepared

Please contact me if you require further information



## Minutes

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Minutes from the Mona Vale Place Plan – Project Working Group number 4 Status Update

Held on 28 June 2023

Online meeting on TEAMS. Commencing at 6pm

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Council staff provided the Project Working Group an update on the current status of the Mona Vale Place Plan. Copy of presentation attached to the minutes.

The Project Working Group raised a number of questions which are outlined below.

### **Is Mona Street counts part of the traffic model?**

Yes, it is part of the traffic model.

### **Have the road surveys been conducted in both winter and summer traffic?**

Yes, both summer and winter traffic counts for Mona Vale have been conducted. In general terms Mona Vale has a noticeable peak during the summer months.

### **Will the Place Plan funding for Mona Vale be enough to cover works required? Also given the Warriewood experience will there be money pit aside for future maintenance?**

Under the Contributions scheme, we are limited in terms of what we can and can't fund, as the legislation is very prescriptive. The Contributions collected can only be used for capital works and do not extend to cover future maintenance requirements. Future maintenance must be funded from Council's general budget.

### **Does the funding need to go to Council for agreement or how does that get initiated?**

If we develop and implement a separate stand-alone Contributions Plan for Mona Vale, it will need to be considered and endorsed by Council given the potential financial impacts.

### **Question from Councillor Korzy –**

**I am receiving feedback from residents – that the first plan (sic MVPP) is a trojan horse for Development. I accept that Mona Vale is a Strategic Centre and has some of the services that we want, I am curious about the housing figures provided, because I thought that we were only required to have 275 extra dwellings for the whole LGA? Can you please advise where this figure comes from?**

**Also is the 1880 dwellings for the whole of the Northern Beaches LGA? So what is the 180-400 dwellings in Mona Vale?**

The figures are derived from the Local Housing Strategy, which confirms that on the basis of existing supply in the Mona Vale locality, 180-400 additional dwellings are required. The 1880 social and affordable housing dwellings is an additional target for the whole LGA. Louise Kerr agreed to meet with Councillor Korzy to discuss and work through the housing numbers for Mona Vale and the entire LGA.

**Is there a target of 180-400 dwellings in Mona Vale by 2036?**

Yes.

**, How many of the 1800 – 400 dwellings can we expect to be built within the next 5 years?**

This is a difficult question to answer as it relies on a number of factors. No changes will be implemented to the current planning controls to permit additional housing until the Place Plan is endorsed and implemented by Council. Once the Place Plan is endorsed then a Planning Proposal will need to be implemented to amend the planning controls to support the provision of additional housing.

**2036 is a target for the 1880 social and affordable housing dwellings. If the Place Plan was in place by the end of next year (2024) how many many extra dwellings would you expect? How many of those would you expect to be affordable housing?**

Once the Place Plan is adopted by Council the range of actions need to be implemented. In relation to additional dwelling houses this will require changes to Council's LEP which require a Planning Proposal to be undertaken. Planning Proposals can take between 12 to 18 months to complete.

Once the Planning Proposal is finalised then it is the responsibility of the property and development market to deliver the new dwellings. Given Council has no control over how and or the timing in which the market delivers housing products it is difficult to provide a figure.

**Northern Beaches Council has 2 areas mapped and identified for affordable housing, being Frenchs Forest and Narrabeen. Can you please advise why the Link Church is permitted to use the site in Narrabeen when it could be developed for affordable housing?**

The Narrabeen site is identified for additional housing, including affordable housing and this will be facilitated and progressed via a future development application process. Currently the owners have leased the existing office building component of the site to the Link Church.

Once a Development Application is submitted the approval will be subject to conditions of consent requiring Affordable Housing Contribution. The developer for the site, has elected to give Council a cash contribution in lieu of the Affordable Housing unit.

***Wouldn't it be more desirable for Council to take a developed affordable housing unit rather than the cash contribution?***

The Affordable Housing Contributions Scheme endorsed in 2021 allows the developer the option to pay a monetary contribution rather than provision of affordable housing in the development. This monetary contribution will be used to purchase suitable affordable housing units which will be managed by a Community housing provider on behalf of Council. Given the scheme provides developers flexibility, Council is unable to stipulate which option it prefers, this is a decision for the developer.

***Taking the cash contribution for the Narrabeen site seems like a missed opportunity- when we really need affordable housing now. So affordable housing is built around developers providing the affordable housing?***

*As outlined in the response to the question above, Council does not have the power to stipulate how a developer meets the requirements of the Housing Affordability Scheme. Yes, the provision of affordable housing is driven by housing development.*

**How do we equate dwellings to beds?**

Council uses ABS census data (2021) to establish the average household size for Mona Vale. In 2021 this was 2.54 persons for Mona Vale compared to 2.64 for the broader Northern Beaches LGA. On this basis Council would apply an assumption that 1 dwelling would equate for 2 – 3 bedrooms or an average of 2.54 persons per dwelling.

**Is Affordable housing built around the appetite of developers to provide that affordable housing?**

Yes, but it also relates to project feasibility. Economic feasibility forms part of any development proposal and the development sector will only deliver housing in a specified location when it is economically feasible to do so.

**How many car spaces are allocated per dwelling.**

This data is generally developed and provided by Transport for NSW and is generally based on the average car ownership data for a given region or broader locality.

**Does the Traffic Study talk about parking?**

Yes, it does. We acknowledge that parking is an issue for the Mona Vale community. Council has existing parking numbers and is finalising the anticipated increase in demand. Parking will be further considered upon completion of the Traffic Study.